

321-17769 57 AVENUE

CLOVERDOWNS ESTATES

1 BEDROOM | 1 BATHROOM | LIVING AREA: 600 SQFT



This beautiful 1 Bed plus den unit Cloverdowns Estates is a terrific opportunity for first time buyers, or downsizers! Well-kept and immaculate, this bright, south-facing unit features granite kitchen counters with a breakfast bar, stainless steel appliances, living room with an electric fireplace and A/C in the den, and laminate floors! Amenties include guest suite, games room and fitness centre, bike room and storage unit. Located in the heart of Cloverdale, it is a walking distance to shopping, transit, restaurants, bars and highway access.



604-704-8551
elevationrealestate.ca

elevation RE/MAX
RE/MAX TREELAND REALTY

KIM DOMINGO

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage

WALK SCORE

Walk Score

74

Somewhat Walkable

Some errands can be accomplished on foot

Transit Score

43

Good Transit

Many nearby public transportation options

Bike Score

84

Bikeable

Some bike infrastructure

COMMUTE to downtown Cloverdale



1 min



2 min



2 min



5 min

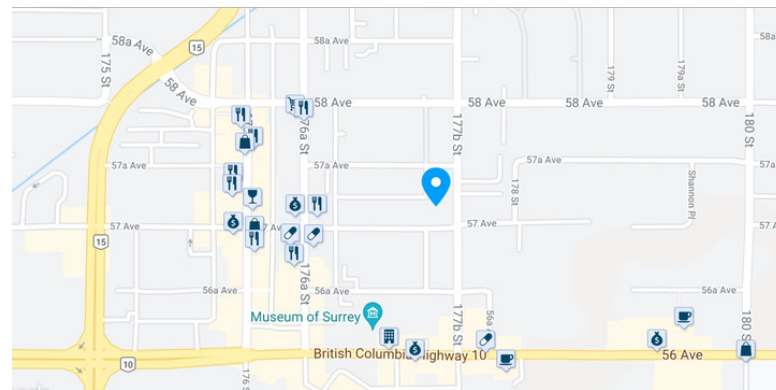
SCHOOL CATCHMENT

Martha Curie Elementary (K- Grade 7)

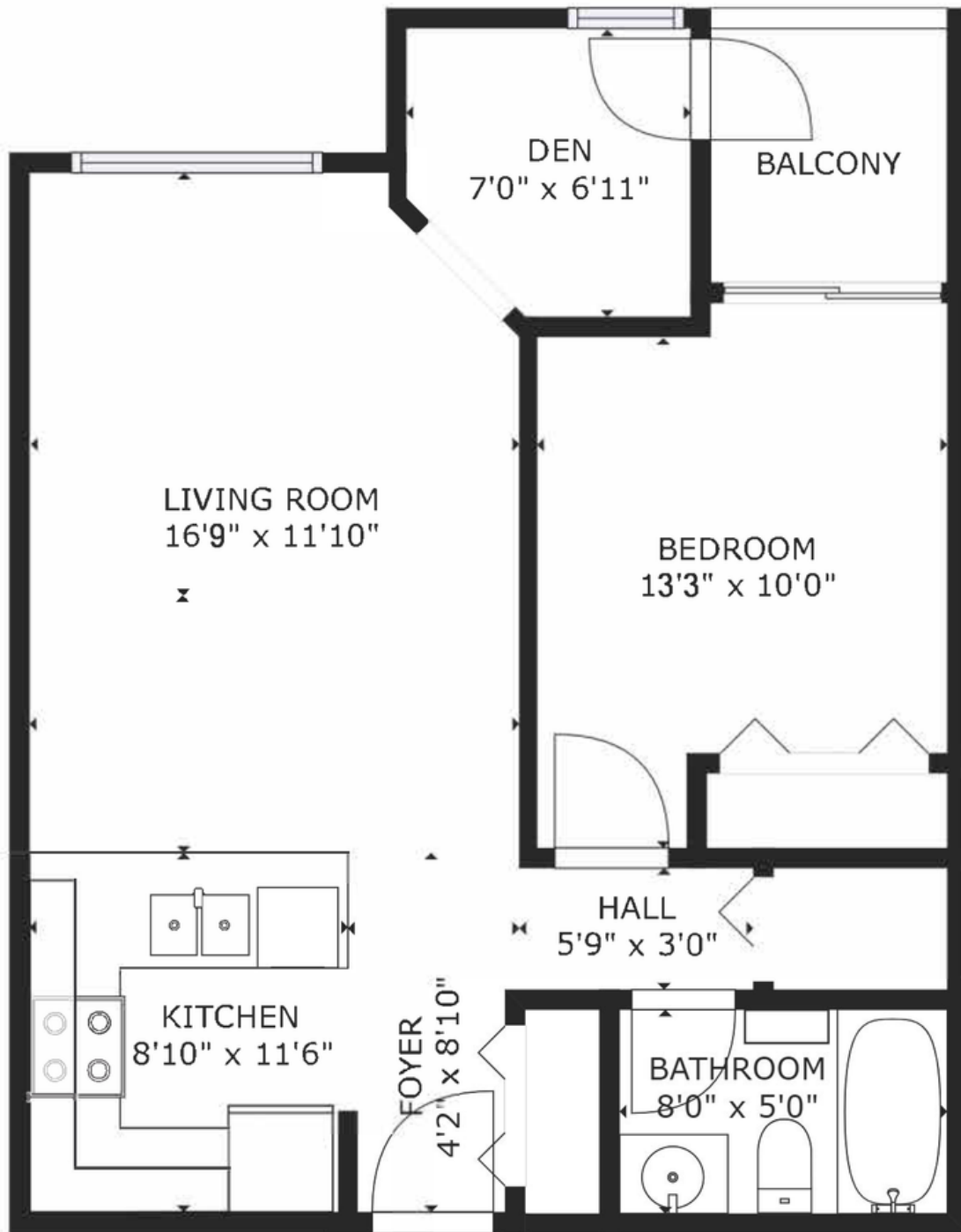
5811 184 Street
Surrey, BC V3S 4N2
(604-576-8551)

Lord Tweedsmuir Secondary (Grade 8-12)

6151 180 Street
Surrey, BC V3S 4L5
(604) 574-7407







FLOOR 1

GROSS INTERNAL AREA

FLOOR 1: 600 sq. ft

TOTAL: 600 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Active
R2602476
 Board: F
 Apartment/Condo

321 17769 57 AVENUE

Cloverdale
 Cloverdale BC
 V3S 1H1

Residential Attached

\$398,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?:
 Meas. Type: Bedrooms: **1**
 Frontage(feet): Bathrooms: **1**
 Frontage(metres): Full Baths: **1**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **027-977-480**
 View: **No**
 Complex / Subdiv: **Cloverdowns Estates**
 Services Connctd: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit, Bachelor/Studio**
 Construction: **Frame - Metal**
 Exterior: **Brick, Mixed, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen: **Full**
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **1 Block** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: Wire shelf in Living Room beside the TV**
 Floor Finish: **Laminate, Mixed, Carpet**

Legal: **STRATA LOT 64 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3511**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): 600	Units in Development:	Tot Units in Strata: 91	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Stores in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Associa	Mgmt. Co's #: 604-591-6060	
Finished Floor (Below): 0	Maint Fee: \$219.55	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Sewer, Snow removal		
Finished Floor (Total): 600 sq. ft.			
Unfinished Floor: 0			

Grand Total: 600 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns		
Suite: None	Restricted Age:	# of Pets: 2	Cats: Dogs:
Basement: None	# or % of Rentals Allowed: 10%		
Crawl/Bsmt. Ht:	Short Term (<1yr) Rnt/Lse Alwd?: Yes		
# of Kitchens: 1	Short Term Lse-Details: Allowed		
# of Levels: 1			
# of Rooms: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'09 x 11'10			x	1	Main	4	No
Main	Kitchen	11'06 x 8'10			x	2			No
Main	Master Bedroom	13'3 x 10'			x	3			No
Main	Den	7' x 6'11			x	4			No
		x			x	5			No
		x			x	6			No
		x			x	7			No
		x			x	8			No

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